

Property Estates and Programmes

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FOR SALE

Former Kirkconnel Resource Base

37a Main Street, Kirkconnel DG4 6NB

Ground floor of a 3 storey property, on 325sqm of land (3,498sqft)

Offers over - £40,000

Viewing by appointment only

Viewing and contact information:

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www.dumgal.gov.uk/property

Property, Estates & Programmes

Dumfries and Galloway Council

Cargen Tower

Garroch Business Park

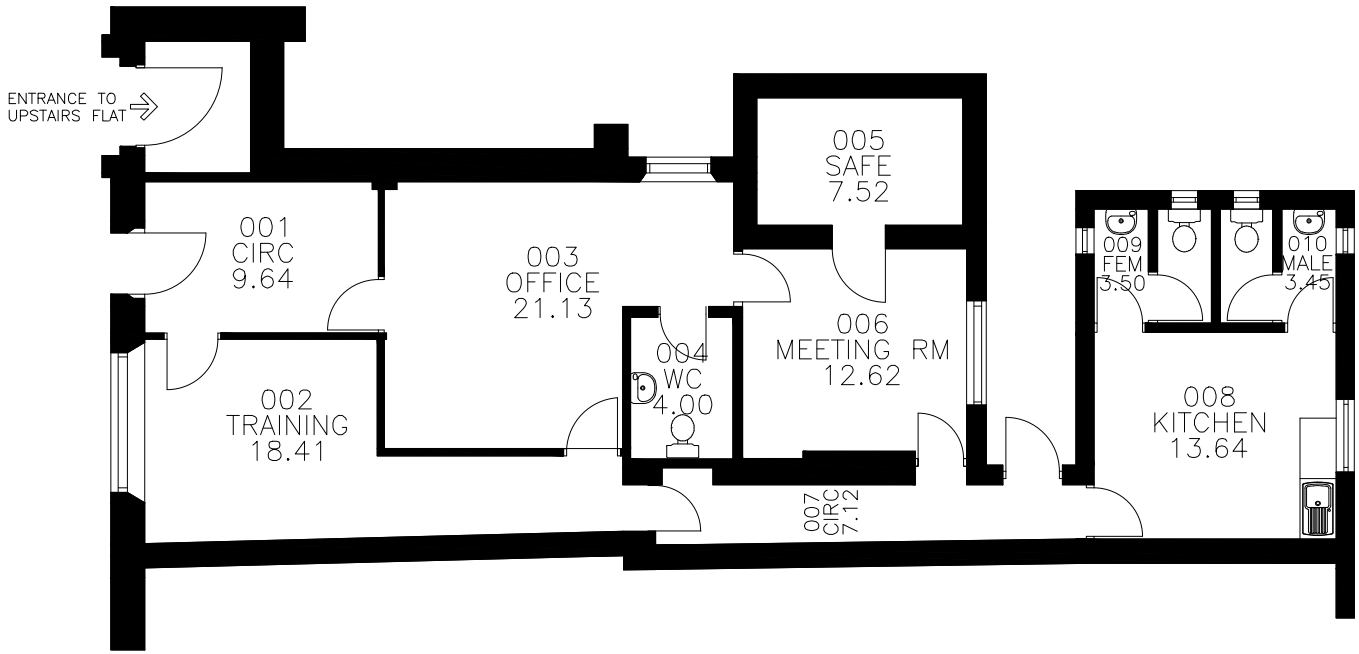
Garroch Loaning

Dumfries

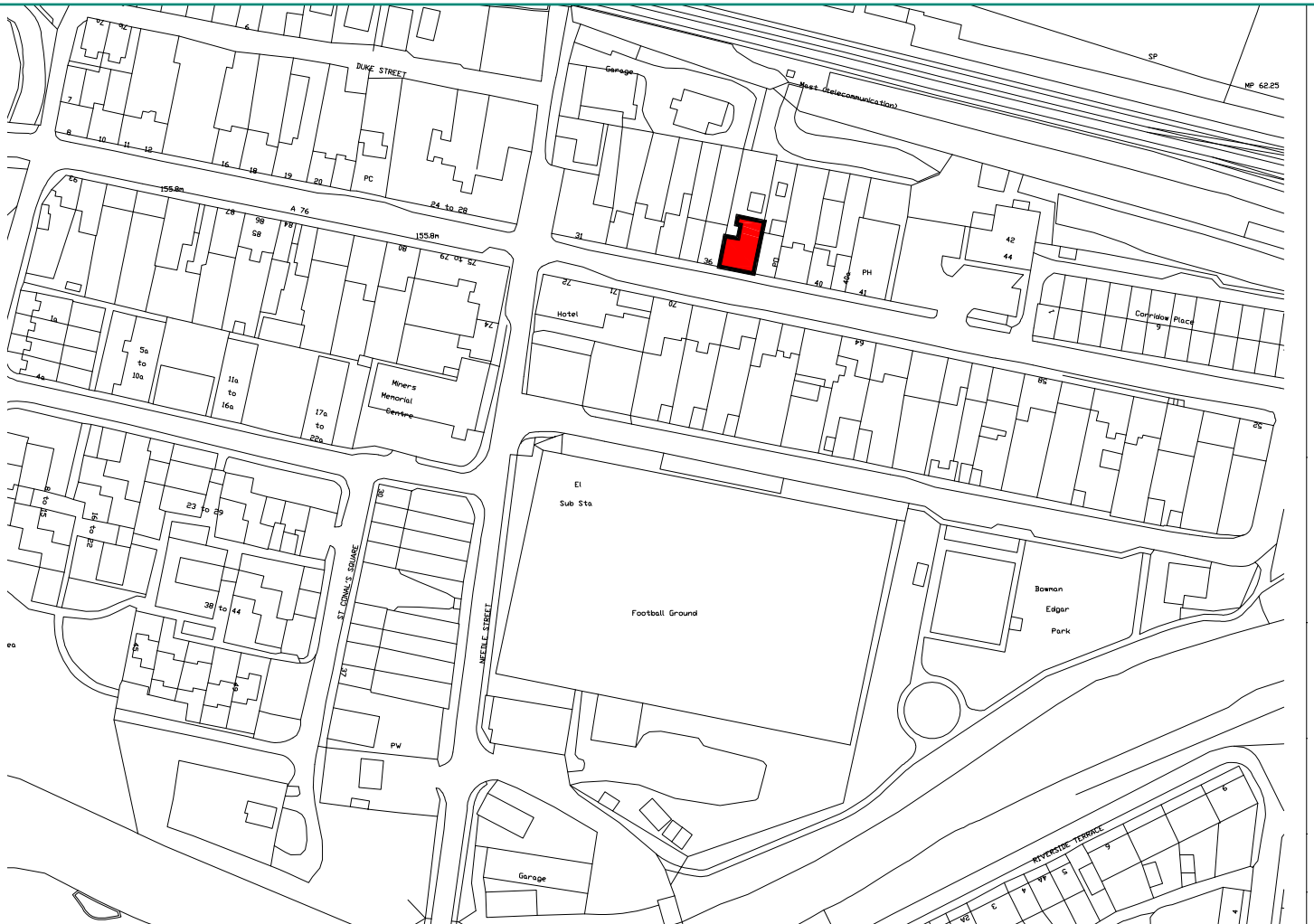
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37a Main Street – DG4 6NB [Google Maps](#)



Accommodation:

Space Identifier	Former Use	Approx Area	
001	Circulation	9.64sqm	103.8sqft
002	Training Room	18.41sqm	198.16sqft
003	Office	21.13sqm	227.44sqft
004	W/C	4.00sqm	43.06sqft
005	Safe	7.52sqm	80.94sqft
006	Meeting Room	12.62sqm	135.84sqft
007	Circulation	7.12sqm	76.64sqft
008	Kitchen	13.64sqm	146.82sqft
009	W/C	3.50sqm	37.67sqft
010	W/C	3.45sqm	37.14sqft
Total		101.03sqm	1087.51sqft

Summary of building and land:

Ground floor office accommodation within a 3 storey sandstone property set on 325sqm / 3,498sqft of land, or thereby.

Located in the town of Kirkconnel, the site is accessible from the northern side of Main Street (A76). The immediate surrounds comprise residential and retail premises. Public amenities in the area include a train station, memorial hall and a football stadium.

Services:

This property is connected to mains electricity and water and connected to local sewage system.

Rateable Value for most recent use: £3,100 (as of 1st April 2023)

Transport Links:

Road

Ayr – A70 via A76 – 28.2 miles

Kilmarnock – Via A76 – 28.5 miles

Dumfries – Via A76 – 31.5 miles

Sanquhar – Via A76 – 3.5 miles

Rail

Dumfries – 35 minutes

Kilmarnock – 37 minutes

Due Diligence:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 008

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and are generally taken from the widest points. No item of a mechanical or working nature (e.g. any central heating installation) has been tested by us and accordingly no guarantee is given and any potential purchaser should satisfy himself in that respect. Any photographs are for the purpose only of illustration and must not be interpreted as giving any indication of the extent of the property for sale or of what is included in the sale.

Offers:

Prospective purchasers are advised to note their interest in this property with Property, Estates & Programmes, preferably through their Solicitor, in order to be advised of a set closing date. On the closing date offers must be submitted in writing in a sealed envelope or by email clearly marked – “Offer for 37a Main Street, Kirkconnel, DG4 6NB”.

All offers should be sent to:

Legal Services – FAO Supervisory Solicitor, Conveyancing, Council Headquarters, English Street, Dumfries, DG1 2DD; or emailed to propertyoffers@dumgal.gov.uk

The Council is not bound to accept the highest offer received and late offers will not be considered.



Dumfries and Galloway Council give notice that:

1. The particulars are set out as a general outline for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, areas, photographs and reference to condition, necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Where dimensions are shown, these are approximate only.
3. Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
4. Neither these particulars nor any communications by Dumfries and Galloway Council relative to the sale of this property or any part thereof shall be binding upon the Sellers (whether acted on or otherwise) unless the same is incorporated within a written document signed by the Sellers or on their behalf and are tested in conformity with Section 3 of the Requirements of Writing (Scotland) Act 1995 or granted in pursuance of any such document.